

TENNESSEE GENERAL ASSEMBLY
FISCAL REVIEW COMMITTEE



FISCAL NOTE

HB 418 - SB 521

March 15, 2019

SUMMARY OF BILL: Prohibits the enactment of an amendment to a zoning ordinance by a county prior to receiving written consent by all impacted private property owners.

ESTIMATED FISCAL IMPACT:

Other Fiscal Impact – A precise impact to local government cannot reasonably be determined.

Assumptions:

- Tennessee Code Annotated § 13-7-105, authorizes a county legislative body to amend zoning ordinances if such amendment is approved by the regional planning commission, and after a public hearing is held. Counties with a charter form of government are authorized to amend zoning ordinances by resolution.
- The proposed legislation would prohibit any amendment to a zoning ordinance which impacts one or more private property owners from being enacted prior to the county legislative body receiving written consent of every property owner impacted.
- Due to multiple unknown variables such as the number of counties who will attempt to amend zoning ordinances, the number of impacted private property owners, the subject of the amendment, the extent of any amendments which will not be enacted due to the provisions of this legislation, the extent of any impact to property values in absence of the amendment, the extent of any impact to property tax revenues as a result, and the timing for any such impact, a precise impact to local government cannot reasonably be determined.

CERTIFICATION:

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in black ink that reads "Krista Lee Carsner".

Krista Lee Carsner, Executive Director

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